113.0	0002	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	702,100 / 702,100
					USE VALUE:	702,100 / 702,100
					ASSESSED:	702,100 / 702,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
149		PARK AVE EXT, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FISHER ANDREW M
Owner 2:	FLEURY MICHELLE L
Owner 3:	
Street 1:	149 PARK AVE EXT
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MARA KELLY C -
Owner 2:	-
Street 1:	149 PARK AVE EXT
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .073 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Aluminum Exterior and 1280 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3198.000	340,900		361,200	702,100
Total Card	0.073	340,900		361,200	702,100
Total Parcel	0.073	340,900		361,200	702,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 548.52 | /Parcel: 548.52

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 71825

GIS Ref

GIS Ref

Insp Date 08/09/18

!8737!

PREVIOUS ASSESSMENT

Parcel ID: 113.0-0002-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	340,900	0	3,198.	361,200	702,100		Year end	12/23/2021
2021	101	FV	217,600	0	3,198.	361,200	578,800		Year End Roll	12/10/2020
2020	101	FV	217,700	0	3,198.	361,200	578,900	578,900	Year End Roll	12/18/2019
2019	101	FV	186,800	0	3,198.	356,000	542,800	542,800	Year End Roll	1/3/2019
2018	101	FV	193,000	0	3,198.	273,400	466,400	466,400	Year End Roll	12/20/2017
2017	101	FV	193,000	0	3,198.	258,000	451,000	451,000	Year End Roll	1/3/2017
2016	101	FV	193,000	0	3,198.	237,300	430,300	430,300	Year End	1/4/2016
2015	101	FV	182,200	0	3,198.	221,900	404,100	404,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:50:12

LAST REV

Date	Time
02/25/21	12:46:37

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 8737

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MARA KELLY C,	76392-122	1	12/10/2020		810,000	No	No		
PERRIER KAREN A	73289-594		9/17/2019	Change>Sale	510,000	No	No		
PERRIER ELEANOR	73033-26	1	7/31/2019	Convenience	1	No	No		
	12078-342		9/21/1971		29,500	No	No		N

USER DEFINED

Prior Id # 1:	71825
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/9/2019	1473	Renovate	22,000					

ACTIVITY INFORMATION

Date	Result	By	Name
1/28/2021	SQ Returned	MM	Mary M
1/12/2021	SQ Mailed	MM	Mary M
8/9/2018	MEAS&NOTICE	CC	Chris C
11/21/2008	Meas/Inspect	163	PATRIOT
3/10/2000	Inspected	270	PATRIOT
2/7/2000	Measured	263	PATRIOT
8/31/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3198		Sq. Ft.	Site		0	70.	1.61	6									361,158						361,200	

Total AC/HA:	0.07342	Total SF/SM:	3198	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	361,158	Spl Credit		Total:	361,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	1.03939605
Adj $ / SQ:	182.414
Other Features:	84500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	357327
Depreciation:	16437
Depreciated Total:	340889

COMMENTS

SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

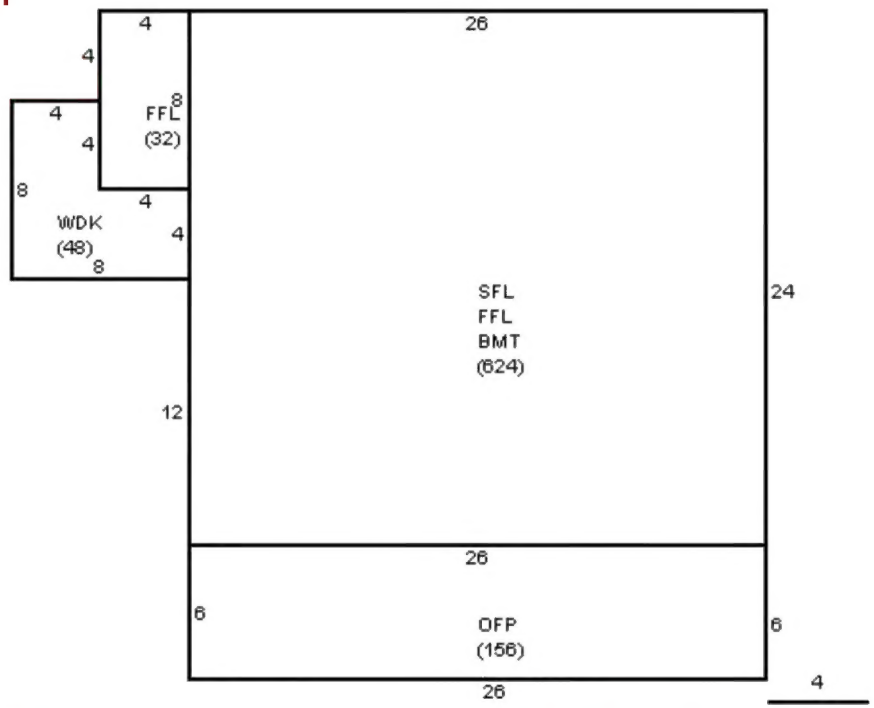
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	182.41
Special Features:	0	Val/Su Net:	161.72
Final Total:	340900	Val/Su SzAd	266.33

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	656	182.410	119,664
BMT	Basement	624	54.720	34,148
SFL	Second Floor	624	182.410	113,826
OFP	Open Porch	156	28.140	4,390
WDK	Deck	48	16.630	798

Net Sketched Area:	2,108	Total:	272,826
Size Ad	1280	Gross Area	2108	FinArea	1280
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

113.0-0002-0004.0

IMAGE

AssessPro Patriot Properties, Inc